

030.0

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

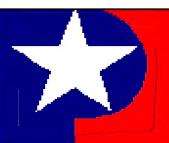
852,800 / 852,800

USE VALUE:

852,800 / 852,800

ASSESSED:

852,800 / 852,800



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
196	-198	BROADWAY, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TRINGALI LYNDY M & CHRISTOPHER	
Owner 2:	
Owner 3:	

Street 1: 196 BROADWAY
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: TRINGALI LYNDY M & CHRISTOPHER -
Owner 2: -
Street 1: 196 BROADWAY
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 4,660 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2374 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code
Descrip/No
Amount
Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4660		Sq. Ft.	Site		0	80.	1.08	1			Med. Tr	-10					403,057						403,100	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
104	4660.000	449,700			403,100	852,800								20435	
Total Card	0.107	449,700			403,100	852,800				Entered Lot Size				GIS Ref	
Total Parcel	0.107	449,700			403,100	852,800				Total Land:				GIS Ref	
Source:	Market Adj Cost				Total Value per SQ unit /Card:	359.30				Land Unit Type:				Insp Date	

PREVIOUS ASSESSMENT										Parcel ID		Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Date			
2020	104	FV	449,800	0	4,660.	403,100	852,900	852,900	Year End Roll	12/18/2019			
2019	104	FV	351,900	0	4,660.	428,200	780,100	780,100	Year End Roll	1/3/2019			
2018	104	FV	351,900	0	4,660.	312,400	664,300	664,300	Year End Roll	12/20/2017			
2017	104	FV	330,700	0	4,660.	272,100	602,800	602,800	Year End Roll	1/3/2017			
2016	104	FV	330,700	0	4,660.	231,800	562,500	562,500	Year End	1/4/2016			
2015	104	FV	295,800	0	4,660.	226,700	522,500	522,500	Year End Roll	12/11/2014			
2014	104	FV	295,800	0	4,660.	186,400	482,200	482,200	Year End Roll	12/16/2013			
2013	104	FV	307,300	0	4,660.	177,300	484,600	484,600		12/13/2012			

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif						Notes
TRINGALI LYNDY	73875-548	1	12/23/2019	Convenience	99	No	No							
GALLUZZO ARTHUR	57402-563		9/6/2011	Family	100,000	No	No							
	16965-114		5/1/1986		99	No	No	A						

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name	
1/15/2019	53	Insulate	3,192	C						11/7/2018	MEAS&NOTICE	HS	Hanne S	
4/9/2018	390	Re-Roof	10,500	C						7/10/2012	Measured	JBS	JOHN S	
6/22/2017	724	Redo Kit	10,000	C						5/30/2012	Info Fm Prmt	BR	B Rossignol	
10/19/2011	1308	Redo Kit	35,750	C						4/4/2009	Meas/Inspect	197	PATRIOT	
10/10/2002	872	Porch	11,000							3/17/2000	Inspected	264	PATRIOT	
										2/29/2000	Measured	264	PATRIOT	
										8/10/1993		MF		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

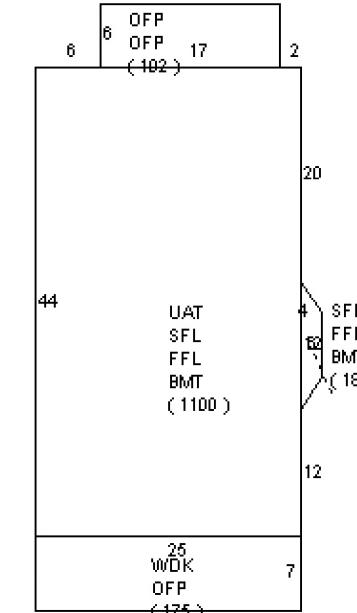
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:	1	Rating: Very Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

LOC=STORE.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1923
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G13
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.11958849
Const Adj.:	0.98000199
Adj \$ / SQ:	186.524
Other Features:	125500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643094
Depreciation:	193443
Depreciated Total:	449651

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	186.52	
Special Features:	0	Val/Su Net:	107.51	
Final Total:	449700	Val/Su SzAd:	201.12	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 030.0-0001-0002.0

COMMENTS**SKETCH**